

CR ZONE COMMENTS TO PLANNING BOARD: CRT & CRN

January 13, 2011

- The Town Council appreciates the efforts of the Planning Board and Staff in attempting to address our concerns.
- Kensington adopted three major goals presented to the Planning Board in 2010 and they have not changed:
 1. Reduction in the required number of benefits to achieve max density;
 2. Municipal shared parking/waiver program;
 3. Elimination of BLTs.
- As noted during my testimony last week, the Town Council would be considering a resolution to support the exploration of these new amendments; this resolution passed at our January 10th meeting.
- It was also noted during last week's Planning Board meeting, as well as earlier today, Town's commissioning of the renowned Urban Land Institute for a TAP Panel Study (2008).
 1. The ULI Study was part of the Town's commitment to Park and Planning in assisting the formulation of an updated Sector Plan; helping with staff and financial costs;
 2. The study was approximately \$12,000; not "tens of thousands of dollars" as alleged;
 3. Indeed it does speak to a 1.5 FAR and a height of 65 feet for "sites discussed in the report"; but the ULI Study did not address the entire Town, as the timeframe would not permit; in fact panel members only concentrated on three sites in Kensington;
 4. In cherry picking the ULI study, one fails to mention it also recommends 1600 new multi-family units for Kensington; as well as the on-street parking be credited towards development requirements; aspects of the study that are not necessarily a good thing for Kensington.
 5. ULI was a superb exercise as your Staff used broad concepts from the study to help them formulate the 2011 Sector Plan.
- We are eager to learn more about the CRN and CNT amendments, their property designations, and we look forward to working with the Staff.

Thank you,
Peter Fosselman
Mayor, Town of Kensington